

Frequently Asked Questions – DSUP#2009-0016 Mt Vernon Village Center

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What is the scope of the redevelopment project?

The property owner for the Mount Vernon Village Center at 3843 Mt Vernon Ave (formerly the Arlandria Center), where CVS and MOM's is located, would like to redevelop the existing shopping center. The strip center and the old McCormick's Paint Store at 3809 Mount Vernon would be torn down, and two new buildings would be constructed, with an access drive between them. This drive would provide a direct connection to Four Mile Run Park for pedestrians, and bicyclists. Each building would have retail space along Mt Vernon Ave, with residential units above. The project would be constructed in two phases.

Where exactly is the proposed project?

The project site extends from Bruce Street on the north to the former McCormick's Paint Store (3809 Mt. Vernon Ave) on the south, and from Four Mile Run Park on the east to Mt. Vernon Avenue on the west. The total site area is 4.88 acres.

How much retail space is in the project?

The site currently has about 50,000 square feet of retail; the redevelopment proposal has 53,254 square feet of retail.

Are MOM's and CVS staying?

The applicant is working with the existing retailers and the goal is for them to stay on after redevelopment. The project will be built in two phases. Phase 1 includes the demolition of the former McCormick's Paint Store (3809 Mt. Vernon Ave) and CVS drugstore. The south building (and its associated parking) would then be constructed. If everything goes as hoped with the leasing agreements, MOM's and CVS would move into this new building. Phase 2 includes the demolition of the remainder of the site and the construction of the north building (and its associated parking).

Will MOM's and CVS stay open during construction?

The current plan is for MOM's to stay open during the entire construction process. The only time it may be closed would be during its relocation from its current location to the new building to the south. CVS would be closed while the south building is built. The goal is that the pharmacy would remain open during the entire

construction process. During Phase 1, the CVS pharmacy would be relocated to one of the smaller existing retail spaces on the north until the south building is complete. After the south building is complete, CVS would locate there and return to full operation.

Will the other retailers stay?

The property owner is working with the other retail tenants as well; however, final leasing will not occur until each building is substantially completed.

How many residential units would be in the new project?

The total count for both buildings is 478 units proposed to be a combination of studio, one-, and two-bedroom apartments.

Would there be any affordable residential units?

When a property develops, the City has a standard request for voluntary contributions for affordable housing. The voluntary contribution guidelines were established by the Developer's Housing Contribution Policy Work Group (DHCPWG) adopted by The Alexandria City Council on June 14, 2005. The results of this work group can be found at the following location <http://dockets.alexandriava.gov/fy05/061405rm/di37.pdf>. If a developer contributes a financial contribution, funds are allocated to the City's Housing Trust Fund and they may be used for affordable housing programs and projects citywide. In lieu of a monetary contribution, an applicant also has the right to submit an affordable housing plan that includes on-site affordable units. In this circumstance the Office of Housing would work with the applicant to determine the appropriate number and type of units that would equate to a voluntary contribution.

Prior to the public meeting on October 5, 2011, the applicant planned to provide a voluntary contribution at the full amount per the formula. As a separate part of their application, they were requesting additional height through a Master Plan Amendment. The developer has now opted to provide 28 on-site residential units that would serve households with incomes at or below the US Department of Housing and Urban Development for the Housing Choice Voucher Program limits (HUD 80% AMI, which equates to approximately 64% of the Washington-Arlington-Alexandria, DC-VA-MD-WV Area Median Income in 2011). This equates to \$60,850 for a family of three. Inclusion of these units in the project allows the applicant to request some additional height through a [provision](#) in the Zoning Code that allows additional height through a contribution of on-site units. The maximum height of the building will be 73 feet 10 inches and this height will be located only at the center of the site.

Would this be a green building?

Green Buildings have been identified by the City as a major component of its commitment to sustainable development. This project would be built to the standards of the City's [Green Building Policy](#), which recommends that commercial spaces to be built to LEED Silver standards and residential units be constructed to LEED Certified standards. Developers have the option of using an alternate, but equivalent, ratings standard.

How would this project affect Four Mile Run Park?

Because the proposed project and Four Mile Run Park share a border, special care has been taken to make sure that the buildings would interact well with the park. Currently, the park is hidden from Mt. Vernon Ave by buildings. In the proposal, the central drive would provide a view of the park from Russell Road, and serve as an alternate gateway to the park for cyclists and pedestrians. The ground level apartment units facing Bruce Street and the park have been designed with front doors that would directly access the sidewalk, so that there would be activity on the street and "eyes" on the park for additional after-hours security.

The design also calls for a non-vehicular esplanade along the back of the property, between the buildings and the edge of the park. This area would be landscaped with pedestrian-scale lighting and trees, and is intended to serve as a buffer between the public park and the building. At such time that the Birchmere property redevelops, this walkway could be completed as a small road to provide additional park access.

Where would the new parking be located?

There would be two levels of underground parking for residents, accessed through the new central courtyard, with approximately 685 residential spaces. Retail parking would be inside each of the buildings, at ground level, behind the stores, with a total of 255 spaces between both buildings. Retail parking for the north building would be accessed from Bruce Street, in about the same place as the existing entry. Retail parking for the south building would be accessed from Mt. Vernon Ave, also in about the same place as the existing entry.

How would this redevelopment project impact traffic?

The proposed development would generate a moderate increase in traffic on the overall roadway network. Vehicles travelling to and from the north and passing through the intersection of Mt. Vernon Avenue and South Glebe Road would continue to experience backups and delays during the morning and evening peak hours due to capacity constraints at the intersection. Intersections to the south would continue to operate at acceptable levels of service during both the morning and evening peak hour periods.

How would the project mitigate the traffic impacts?

Because of regional growth throughout the metropolitan area, there is no way to completely alleviate traffic; however, the City is continuing to aggressively promote transit options. This project, like all new City projects with over 250 residential units, would be required to participate in a Transportation Management Plan. Per Article XI of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. More information about TMP's can be found [here](#).

This section of Mt. Vernon Avenue is served by bus lines that provide direct connections to the Pentagon, Pentagon City, Crystal City, Shirlington, Potomac Yard, Braddock and King St Metro stations. The applicants will install two new bus shelters that include a bench, lighting, and a LED screen to display real time bus information, as well as update crosswalks at the intersection with Russell Road. The applicant will also replace the existing signal at Russell Road. The City will continue to monitor the site and traffic along Mt. Vernon Avenue.

Has there been any public outreach for this project?

The applicant hosted a community meeting on October 5, 2011 at the Four Mile Run Park community building (4109 Mt. Vernon Ave) that was attended by about sixty people, excluding City staff. The meeting was advertised through the City website, e-News, and through locally focused groups including the Arlandria Advisory Group, the Arlandria Chirilagua Business Association (ACBA) and the Arlandria Service Providers. Small group meetings have also been held with the Northridge Citizens Association, the Lynhaven Civic Association and the Chirilagua Co-Op Board, with additional upcoming meetings. If your organization is interested in learning more about the project, please contact the project planner, Maya Contreras, at maya.contreras@alexandriava.gov or 703.746.3816.

When is the public hearing?

The project will be heard by the City [Planning Commission](#) on Tuesday, December 6, 2011. The meeting begins at 7:30 PM. As the meeting date draws near, an agenda of the meeting will be posted on the [docket webpage](#).

The project will be heard by the [City Council](#) on Saturday, December 17, 2011. The meeting begins at 9:30AM. As the meeting date draws near, an agenda of the meeting will be posted on the [docket webpage](#). Both meetings will be held at the Alexandria City Hall Council Chambers, 301 King St, 2nd floor.

I have thoughts/questions/concerns. How do I share them?

Please contact the project planner, Maya Contreras, at maya.contreras@alexandriava.gov or 703.746.3816. You are also welcome to come to the public hearings and present your support or concerns. Information about speaking at the Planning Commission is available at:

<http://alexandriava.gov/planning/info/default.aspx?id=9364>

All persons, including applicants, wishing to speak before the Planning Commission must fill out a [Speaker's Form](#). Speaker's Forms may be completed and emailed in advance of the meeting to PlanComm@alexandriava.gov. Speaker's Forms will also be available at the meeting and may be submitted to the Planning Commission Clerk, or online here:

<http://alexandriava.gov/uploadedFiles/planning/Speaker%20Form.pdf>

How do I view this project's staff report?

Staff reports are available for public viewing 10 days before the case hearing. They are [available online](#) or in hard copy from the Planning and Zoning Department Zoning counter, Alexandria City Hall Room 2100, 301 King St, 2nd floor.

For more information, visit <http://alexandriava.gov/Development>